

AGENDA

BOARD OF DIRECTORS

Stephen C. Padilla, Chairman

Steve Castaneda

Patricia Chavez

Paul Desrochers

Chris Lewis

John McCann

Doug Paul

Jerry Rindone

Christopher Rooney

OFFICERS

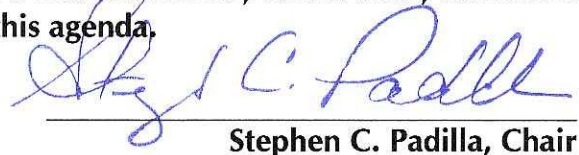
Jim Thomson, Interim CEO

Maria Kachadoorian, CFO

Ann Moore, General Counsel

Dana M. Smith, Secretary

NOTICE IS HEREBY GIVEN that the Mayor/Chair has called and will convene a Special Meeting of the City Council and Redevelopment Agency of the City of Chula Vista on Thursday, September 14, 2006, at 6:00 p.m., to be held in the Council Chambers, located at 276 Fourth Avenue, Chula Vista, California to consider an item on this agenda.



Stephen C. Padilla, Chair

**REGULAR MEETING OF THE
CHULA VISTA REDEVELOPMENT CORPORATION (CVRC)
AND SPECIAL MEETING OF THE CITY COUNCIL AND
REDEVELOPMENT AGENCY
OF THE CITY OF CHULA VISTA**

Thursday, September 14, 2006, 6:00 p.m.

**COUNCIL CHAMBERS
276 FOURTH AVENUE
CHULA VISTA, CA 91910**

CALL TO ORDER

CVRC ROLL CALL

Board Members Castaneda, Chavez, Desrochers, Lewis, McCann, Paul, Rindone, Rooney and Chairman Padilla

REDEVELOPMENT AGENCY ROLL CALL

Agency Members Castaneda, Chavez, McCann, Rindone, and Chair Padilla

CITY COUNCIL ROLL CALL

Council Members Castaneda, Chavez, McCann, Rindone, and Mayor Padilla

PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE

CONSENT CALENDAR

(Items 1 and 2)

1. APPROVAL OF MINUTES

Staff Recommendation: *That the CVRC approve the minutes of August 10, 2006 and August 26, 2006.*

2. WRITTEN COMMUNICATIONS

- a. Memorandum from Director Castaneda requesting an excused absence from the CVRC meeting of July 13, 2006.
- b. Memorandum from Director Lewis requesting an excused absence from the CVRC meeting of August 10, 2006.
- c. Memorandum from Vice Chair McCann requesting an excused absence from the CVRC meeting of August 10, 2006.
- d. Memorandum from Director Desrochers requesting an excused absence from the CVRC meetings of September 11 and September 14, 2006.

Staff recommendation: *That the CVRC excuse the absences.*

PUBLIC COMMENTS

ACTION ITEMS

3. CONSIDERATION OF AMENDING THE REDEVELOPMENT AGENCY BYLAWS TO CHANGE ITS REGULAR MEETING DATE AND TIME AND TO MAKE TECHNICAL, NON-SUBSTANTIVE CHANGES

In 1993, the Redevelopment Agency amended its bylaws to change the date and time of its regular meetings to correspond with the City Council regular meetings. Many actions of the Chula Vista Redevelopment Corporation involve advisory recommendations to the Agency on non-delegable matters requiring final action by the Agency Board. The proposed amendments to the Agency bylaws would allow the Agency and CVRC to meet on the same night and be able to take all necessary actions at the same meeting.

Staff Recommendation: *That the Redevelopment Agency adopt the following resolution:*

RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA AMENDING THE REDEVELOPMENT AGENCY BYLAWS TO CHANGE ITS REGULAR MEETING DATE AND TIME AND TO MAKE TECHNICAL, NON-SUBSTANTIVE CHANGES

4. CONSIDERATION OF THE DISSOLUTION OF THE TOWN CENTRE PROJECT AREA COMMITTEE (TCPAC)

The Town Centre Project Area Committee (TCPAC) was established under the California Health and Safety Code, in 1976, when the Town Centre I Redevelopment Project Area was adopted. After the TCPAC's three-year, state-mandated term expired, the City Council and Redevelopment Agency maintained the TCPAC by local policy and redefined its role and functions as a broader, local advisory group that made recommendations on redevelopment projects in Town Centre I, in addition to acting as the Parking Place Commission for the Downtown Parking District. Recently the Redevelopment Advisory Committee (RAC) was established through the Chula Vista Redevelopment Corporation (CVRC) and will serve as an advisory body that will have broad community representation and will provide recommendations to the CVRC on projects in all redevelopment project areas, including Town Centre I. To avoid multiple committees with similar functions, and to provide a clear and consistent process of public participation through the RAC, staff recommends the dissolution of the TCPAC.

Staff Recommendation:

That the CVRC adopt the following resolution (4.a.):

- a. **RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF CHULA VISTA AND THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVE THE DISSOLUTION OF THE TOWN CENTRE I PROJECT AREA COMMITTEE**

That the City Council and Redevelopment Agency adopt resolution (4.b.):

- b. **JOINT RESOLUTION OF THE CITY COUNCIL AND REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVING THE DISSOLUTION OF THE TOWN CENTRE I PROJECT AREA COMMITTEE**

5. CVRC WEBSITE UPDATE

Staff will provide a verbal report to the Board on the recent launch of the new CVRC website.

Staff Recommendation: *No action is needed at this time by the City Council, Redevelopment Agency or Chula Vista Redevelopment Corporation.*

6. CHIEF EXECUTIVE OFFICER'S REPORTS

- a. Request to change meeting date(s) and time(s).
- b. Report on the first Redevelopment Advisory Committee (RAC) meeting

7. CHAIRMAN'S REPORTS

8. DIRECTORS' COMMENTS

CLOSED SESSION

Announcements of actions taken in Closed Session shall be made available by noon on Friday following the CVRC, City Council and RDA Joint Meeting at the City Attorney's office in accordance with the Ralph M. Brown Act (Government Code 54957.7)

9. CONFERENCE WITH REAL PROPERTY NEGOTIATOR – Pursuant to Government Code Section 54956.8

Property: Assessor Parcel No. 568-043-1400 (0.54-acre vacant site located at 240 Landis Avenue on the northwest corner of Landis Avenue and Davidson Street)

Negotiators: Redevelopment Agency: Ann Hix, Eric Crockett, Rick Ryals, Elizabeth Hull

Property Owner: Ulysses Lepe, Century 21 Commercial

Under Negotiations: Instructions to negotiators

10. PUBLIC EMPLOYEE APPOINTMENT PURSUANT TO GOVERNMENT CODE 54957(b)

Scheduling interviews for Executive Director of the Redevelopment Agency/Chief Executive Officer of the Chula Vista Redevelopment Corporation.

ADJOURNMENT

The Chula Vista Redevelopment Corporation will adjourn to its next regularly scheduled meeting on September 28, 2006, at 6:00 p.m. The City Council and Redevelopment Agency will adjourn to their next regularly scheduled meetings on September 19, 2006, at 6:00 p.m.

In compliance with the AMERICANS WITH DISABILITIES ACT

The Chula Vista Redevelopment Corporation requests individuals who require special accommodations to access, attend, and/or participate in a CVRC meeting, activity, or service request such accommodation at least forty-eight hours in advance for meetings and five days for scheduled services and activities. Please contact the Community Development Department for specific information at (619) 691-5047, or Telecommunications Devices for the Deaf (TDD) at (619) 585-5655. California Relay Service is also available for the hearing impaired.